090.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	657,200	/	657,200
USE VALUE:	657,200	/	657,200
ASSESSED:	657,200	/	657,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK CHARLES W
Owner 2:	BREWSTER-COOK LISA
Owner 3:	
Street 1:	183 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COOK CHARLES W -
Owner 2:	-
Street 1:	183 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5447.000	248,800		408,400	657,200
Total Card	0.125	248,800		408,400	657,200
Total Parcel	0.125	248,800		408,400	657,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.99 | /Parcel: 488.99

Legal Description

User Acct 57529

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/06/09

!7288!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,800	0	5,447.	408,400	657,200		Year end	12/23/2021
2021	101	FV	240,100	0	5,447.	408,400	648,500		Year End Roll	12/10/2020
2020	101	FV	240,100	0	5,447.	408,400	648,500	648,500	Year End Roll	12/18/2019
2019	101	FV	202,500	0	5,447.	414,200	616,700	616,700	Year End Roll	1/3/2019
2018	101	FV	202,500	0	5,447.	309,200	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	202,500	0	5,447.	280,000	482,500	482,500	Year End Roll	1/3/2017
2016	101	FV	203,000	1700	5,447.	268,400	473,100	473,100	Year End	1/4/2016
2015	101	FV	190,100	1700	5,447.	227,500	419,300	419,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:19:21

LAST REV

Date	Time
08/15/17	11:40:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7288

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK CHARLES W,	55145-560		8/10/2010	Family	99	No	No		
WOODIN JEANNE	23631-186		9/8/1993		40,001	No	No		L

USER DEFINED

Prior Id # 1:	57529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2017	6678	Heat App	9,000	C				
7/16/2004	621	Porch	1,180					REPL FRT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2016	Fieldrev-Chg	PC	PHIL C
4/6/2009	Measured	197	PATRIOT
10/30/2000	Hearing N/C	197	PATRIOT
3/14/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5447		Sq. Ft.	Site		0	70.	1.07	5									408,388						408,400	

Total AC/HA:	0.12505	Total SF/SM:	5447	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,388	Spl Credit		Total:	408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	148.500
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305635
Depreciation:	56848
Depreciated Total:	248787

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

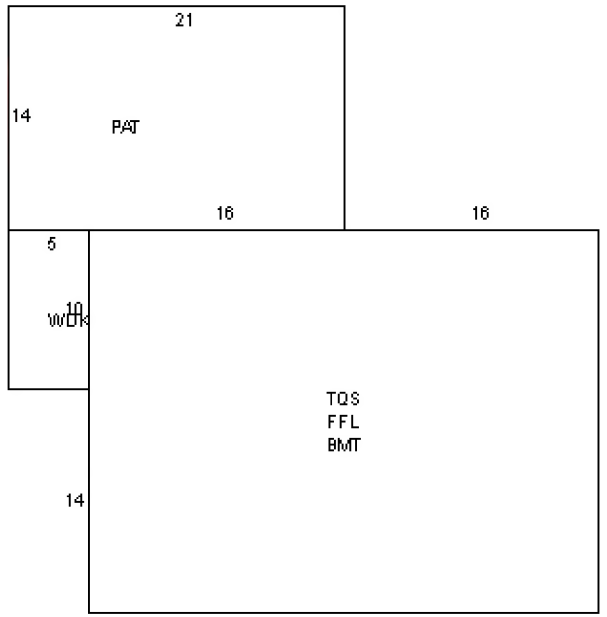
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.50
Special Features:	0	Val/Su Net:	101.30
Final Total:	248800	Val/Su SzAd	185.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,214
FFL	First Floor	768	148.500	114,048
TQS	3/4 Story	576	148.500	85,536
PAT	Patio	294	3.530	1,037
WDK	Deck	50	16.000	800

Net Sketched Area:	2,456	Total:	235,634
Size Ad	1344	Gross Area	2648	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc